

## ARTICLE 1317

### H-I HEAVY INDUSTRIAL DISTRICT

#### 1317.01 Purpose

The purpose of this zoning district is to provide suitable areas for the use of heavy industry and related uses with controls which will insure sound industrial land development.

#### 1317.02 Use Regulations

A building may be erected or used and a lot may be used or occupied for any of the following purposes, and no other, subject to the applicable provisions of Article 1318, "General Regulations", and other applicable provisions of this and other City Ordinances.

- (a) The following uses are permitted by right:
  - (1) Any use permitted in L-I Light Industrial District.
  - (2) Municipal incineration facilities.
  - (3) Manufacture of asphalt, cement, ferrous and non-ferrous metal or wood smelting or reduction, paint, cinder block and petroleum refining storage or distribution.
  - (4) Open space, junk and/or scrap, provided this use is enclosed within an opaque fence or dense planting which shall be a minimum of six (6) feet in height. Provided further that said use shall be no less than fifty (50) feet from any street line and surrounded by a minimum fifteen (15) foot buffer yard which shall be placed with evergreen trees or other suitable planting which shall completely screen the use from outside view.
  - (5) Commercial Communication Towers and Antennas.  
[See Section 1318.28A]
- (b) None of the permitted uses for this district are required to have conditional approval.
- (c) The following uses and their customary accessory uses when authorized by special exception by the Zoning Hearing Board may be permitted in accord with Article 1325.

(1) An industrial use of the same general character as the uses permitted. For any industrial use applying for an application, evidence shall be shown to indicate compliance with the performance standards listed in Section 1318.22. In no case, however, shall any of the following uses or any uses substantially similar thereto be permitted: abattoir, manufacture of animal fertilizer, manufacture of gunpowder, fireworks or other explosives, manufacture of plastic pyroxylin, or of articles made therefrom or stockyards.

(d) Accessory uses customary with and incidental to any aforesaid use in this Article are permitted unless otherwise excluded by these regulations.

1317.03 Area, Yard, and Building Regulations

(See Article 1318).

1317.04 Off-Street Parking and Loading Regulations

(See Article 1319).

1317.05 Sign Regulations

(See Article 1320).

1317.06 Site Plan Review Requirements

(See Article 1321).